Doc # 2009018692
Book 10141 Page 0001

Received Kennebec SS.
07/08/2009   12:12PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS

SUPPLEMENTAL
QUITCLAIM RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, ROBERT A. ROSENTHAL, Joint Personal Representative of the ESTATE OF LEWIS ROSENTHAL, of 30 Meadow Lane, Freeport, Maine 04032

does hereby **release and convey** unto **KAREN P. LOFTUS, Personal Representative of the ESTATE OF GLENYS A. DEROCH,** whose address is 65 Cushman Road, Winslow, Maine 04901, her heirs and assigns forever,

A certain lot or parcel of land, together with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Being Lot #38 and the adjoining easterly half of Lot #37 as shown on a Plan of College Avenue Heights Extension, made by Carl H. Crane, C.E. which Plan is on file in the City of Waterville Planning Office. Said Lot #38 and easterly half of Lot #37 have a combined frontage on Abbott Street of seventy-five (75) feet and are one hundred (100) feet deep and further bounded and described further as follows:

On the east, One Hundred (100), feet by land now or formerly of Robert and Marilyn Canavan as recorded in the Kennebec County Registry of Deeds in Book 1240 Page 286. On the south, Seventy-five (75), feet by land now or formerly of Kinh Tran and Laiy Cheung as recorded in said Registry in Book 4634 Page 49 and land now or formerly of Rosenthal, Sacks and Bernier as recorded in said Registry in Book 5276 Page 147. On the west, One Hundred (100), by land now or formerly of Donald and Virginia Belanger as recorded in said Registry in Book 2091 Page 245. On the north, Seventy-five (75), by Abbott Street.

This conveyance is subject to the following restrictions which are to run with the land, to wit: No building other than a private dwelling house for not more than two family occupancy; together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than fifteen feet from the line of the street, provided, however, that steps, windows, porticoes are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than Three Thousand ($3,000.00) Dollars. The garage, unless built as part of the house, shall be set back at least fifty (50) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Being the same premises conveyed to Glenys A. Deroch, the decedent herein by Deed of Daniel J. Deroch, dated November 22, 1958 and

recorded in the Kennebec County Registry of Deeds at Book 1137, Page 343. The said Glenys A. Deroch died on January 21, 2009.

The metes and bounds portion of the above legal description is based upon limited survey work performed by Broken Stone Land Surveys on May 20th, 2009.

This purpose of this Deed is to SUPPLEMENT a prior Deed from Lewis Rosenthal to the predecessors in title to the Grantee herein. That Deed referenced lots in a Plan supposedly recorded in the Kennebec Registry of Deeds, which Plan was actually not recorded in the Kennebec Registry of Deeds. Therefore, this Deed adds the metes and bounds to define the boundaries of the property.

This Deed is given without consideration and is for the purpose of SUPPLEMENTING the prior above referenced Deed.

IN WITNESS WHEREOF, I, the said **ROBERT A. ROSENTHAL** have hereunto set my hand and seal this __/2__ day of June, 2009.

Signed, Sealed and Delivered
   in the presence of:

maria Edwards
Witness

_____
ROBERT A. ROSENTHAL,
Joint Personal Representative of
The ESTATE OF LEWIS ROSENTHAL

STATE OF MAINE
County of Cumberland

June __/2__ , 2009

    Personally appeared the above named **ROBERT A. ROSENTHAL** and acknowledged the foregoing instrument to be his free act and deed in his said capacity as Joint Personal Representative of the **ESTATE OF LEWIS ROSENTHAL.**

Before me,

maria Edwards
NOTARY PUBLIC Maria Edwards
Notary Public, Maine
My Commission Expires May 15, 2012

_____
(print name)